

Request for General Plan Amendment for:

## ***THE SHEEGL / THOMAS PROPERTY***

Scottsdale, Arizona

### ► **INTRODUCTION.**

Request. Amend the General Plan – Land Use Element for the subject properties from “Cultural / Institutional or Public Use” to “Employment”. A companion rezoning case will follow the General Plan Amendment application.

Location. The subject property is located approximately one-quarter mile west of Thompson Peak Parkway on the south side of McDowell Mountain Ranch Road immediately north of West World.

Site Conditions. The approximately 10.1-acre site is generally flat with very little in the way of topographic changes or significant vegetation. A small portion of the old Verde Canal bisects the property from northwest to southeast. Most of the vegetation on-site is found in close proximity to the canal.

Surrounding Land Uses. The subject property is in a very unique location within the City of Scottsdale. The site is surrounded by a variety of different land uses including the West World equestrian center to the south, McDowell Mountain Ranch master planned community to the east and a mix of residential and employment uses to the north and west.

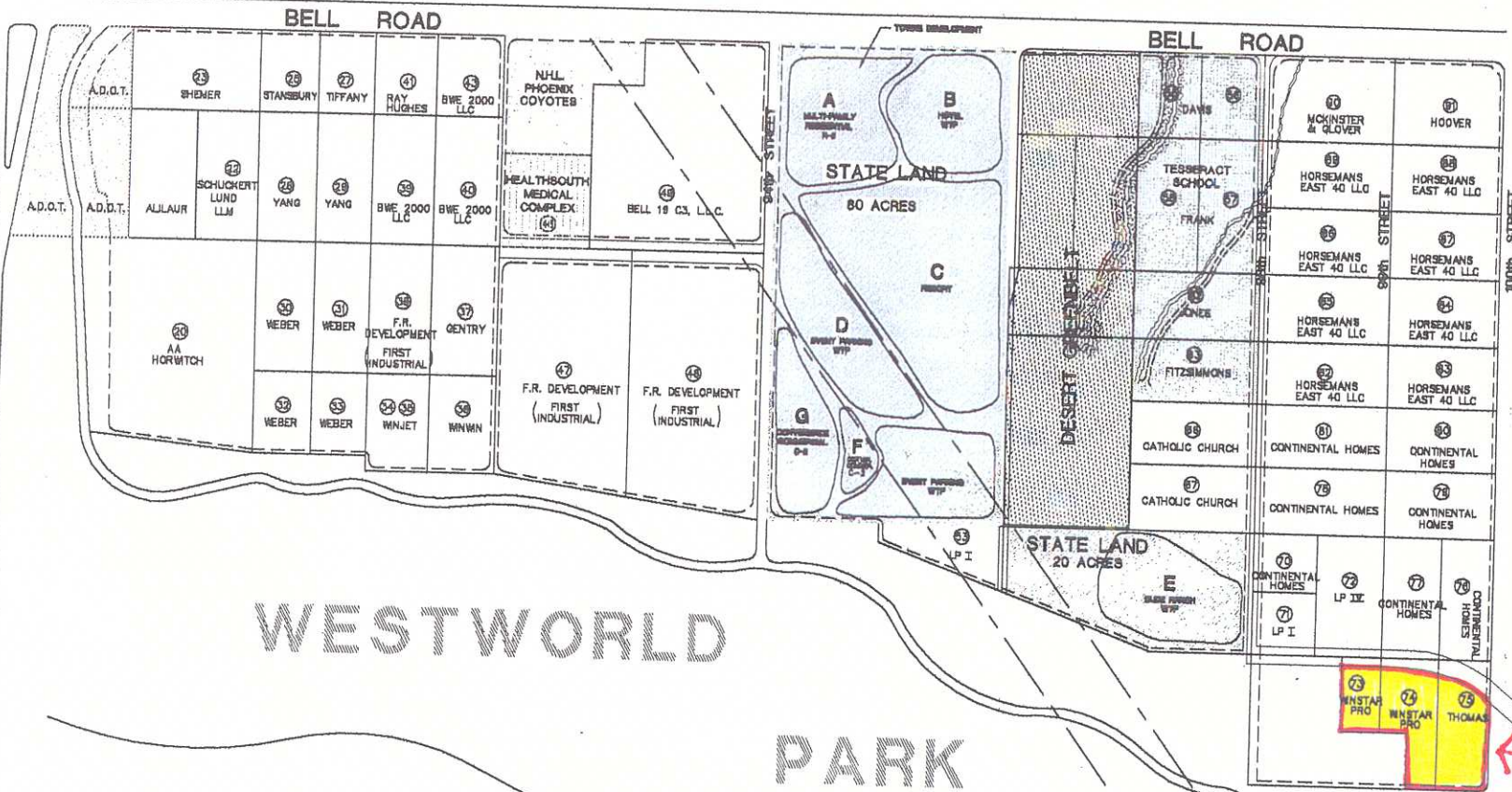
Other Impacts. The most significant impact to this property is the immediate proximity to West World equestrian center to the south.

Future Rezoning Request. As previously mentioned, the applicant will submit a rezoning request to accompany this General Plan Amendment request. The rezoning request will include a development agreement with development standard amendments that further define intensity of development on the site including height restrictions and lot coverage restrictions.

The proposed rezoning request will make the zoning consistent with the proposed General Plan designation. The future rezoning application will address the following:

- Proposed Use.
- Proposed Site Plan.
- Parking.
- Setbacks.
- Open Space.
- Frontage Open Space.
- Intensity of Development [F.A.R.].

PMA ROAD FREEWAY CORRIDOR



MCDOWELL MOUNTAIN RANCH M.P.C.

**Applicant  
Submitted  
Document**

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